



SHW

FREEHOLD OPPORTUNITY

VACANT OFFICE, SUITABLE FOR OTHER USES AND RESIDENTIAL  
DEVELOPMENT SUBJECT TO PLANNING

THE VICARAGE, 70 CARLTON HILL,  
BRIGHTON, BN2 0JF





# SUMMARY

- Freehold with Vacant Possession
- Located ¼ mile from the centre of Brighton.
- 15-minute walk to Brighton Mainline Train Station, London Victoria in 52 minutes, Gatwick 30 minutes.
- Situated adjacent to one John Street and new Edward Street Quarter Development. The surrounding streets are predominantly residential.
- Prominent 0.103 acre site at the junction of Carlton Hill and White Street.
- Circa 63% site coverage.
- Options to re-let for Class E(e)
- Potential to redevelop/convert into residential or an alternative use scheme (STPP)

Offers invited in excess of £850,000 (no VAT)



# LOCATION

The property is situated in a desirable location at the junction of Carlton Hill and White Street with a prominent frontage along Carlton Hill and vehicle access off White Street.

The property is approximately ¼ mile from the centre of Brighton and is within close walking distance of Brighton's mainline railway station and the city centre.

This is a strong location close to the City Centre, transport infrastructure, local amenities and great local parks.

The surrounding buildings are predominantly residential, with a mixture of houses and flats. Edward Streets new development is a few minutes away providing a range of commercial and retail amenities.

Immediately adjacent is One John Street and The Edward Street Quarter Development.

The property is situated in the Carlton Hill Conservation Area.





# BRIGHTON & HOVE

Brighton is a thriving seaside city with 11m visitors annually. The creative industries are dominating the business sector, it is home to two universities, numerous colleges and quality language schools and it is the number one UK seaside resort.

There are an abundance of independent bars, cafes, restaurants and shops which contribute to Brighton's unique identity. All this is supported by strong connectivity either by road, rail or air.

The A23 provides access to the M23, Gatwick Airport, M25 and the wider national motorway network. The A27 provides links to Worthing, Chichester and Portsmouth to the west and Lewes and Eastbourne to the east.

- Affluent Catchment in excess of 500,000
- Attracts the second highest number of residents leaving London
- 60% of residents in the highest employment group
- 4th most qualified workforce of all UK Cities
- Brighton Voted 'Happiest City in the UK in 2017
- Students represent approximately 15% of the total population



# DESCRIPTION

The property comprises a large and imposing building at the road junction of Carlton Hill and White Street.

The building is brick and arranged over basement, ground, first and second floor. Each floor is arranged as a series of rooms with WC & kitchen facilities on most floors.

Externally there is a private courtyard garden with vehicle access.





# ACCOMMODATION

We understand the property provides the following approximate floor areas (NIA):-

	SQ FT	SQ M
Second Floor	649	60.3
First Floor	849	78.8
Ground Floor	781	72.5
Lower Ground Floor	555	51.5
<b>TOTAL</b>	<b>2,834</b>	<b>263.1</b>

We understand the total site area to be **0.103 Acres (0.042 Hectares)**.



# OTHER INFORMATION

## VAT

We understand the property is not elected for VAT and VAT will not be charged on the sales price.

## EPC

The property has an EPC rating of C.

## PLANNING

Interested parties should make their own enquiries with the local authority and satisfy themselves as to the viability of any potential scheme.

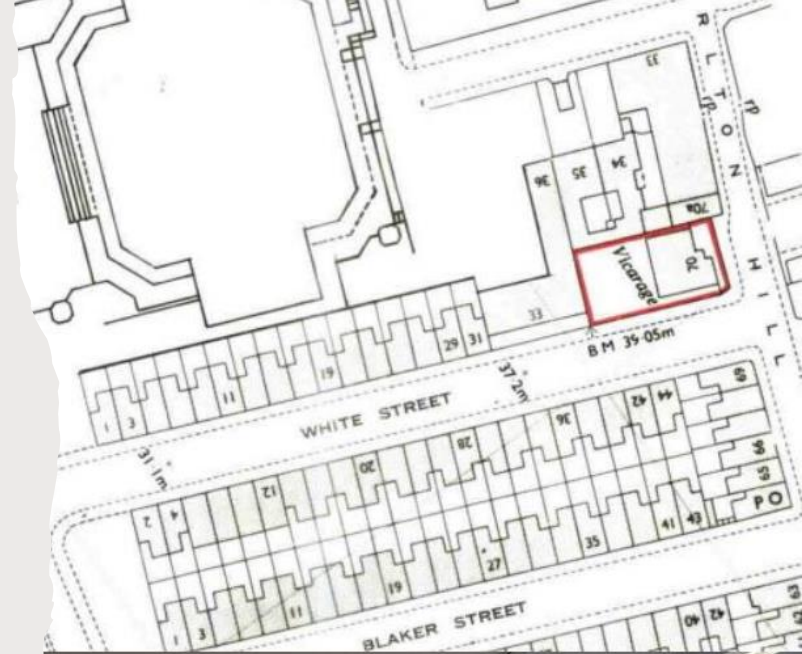
## PRICE

Offers are invited in excess of £850,000 (eight hundred and fifty thousand pounds) for the freehold interest in The Vicarage, 70 Carlton Hill.

## MICROSITE

For further information including floor plans, site plan, asbestos report, EPC report... please visit.

<https://shwcrm.agencypilot.com/PropertyView/PropertyDataRoom/24316/The-Vicarage-70-Carlton-Hill-Brighton-BN2-0JF#Downloads>







# CONTACT

For further information or to arrange a viewing please contact sole agents, SHW.



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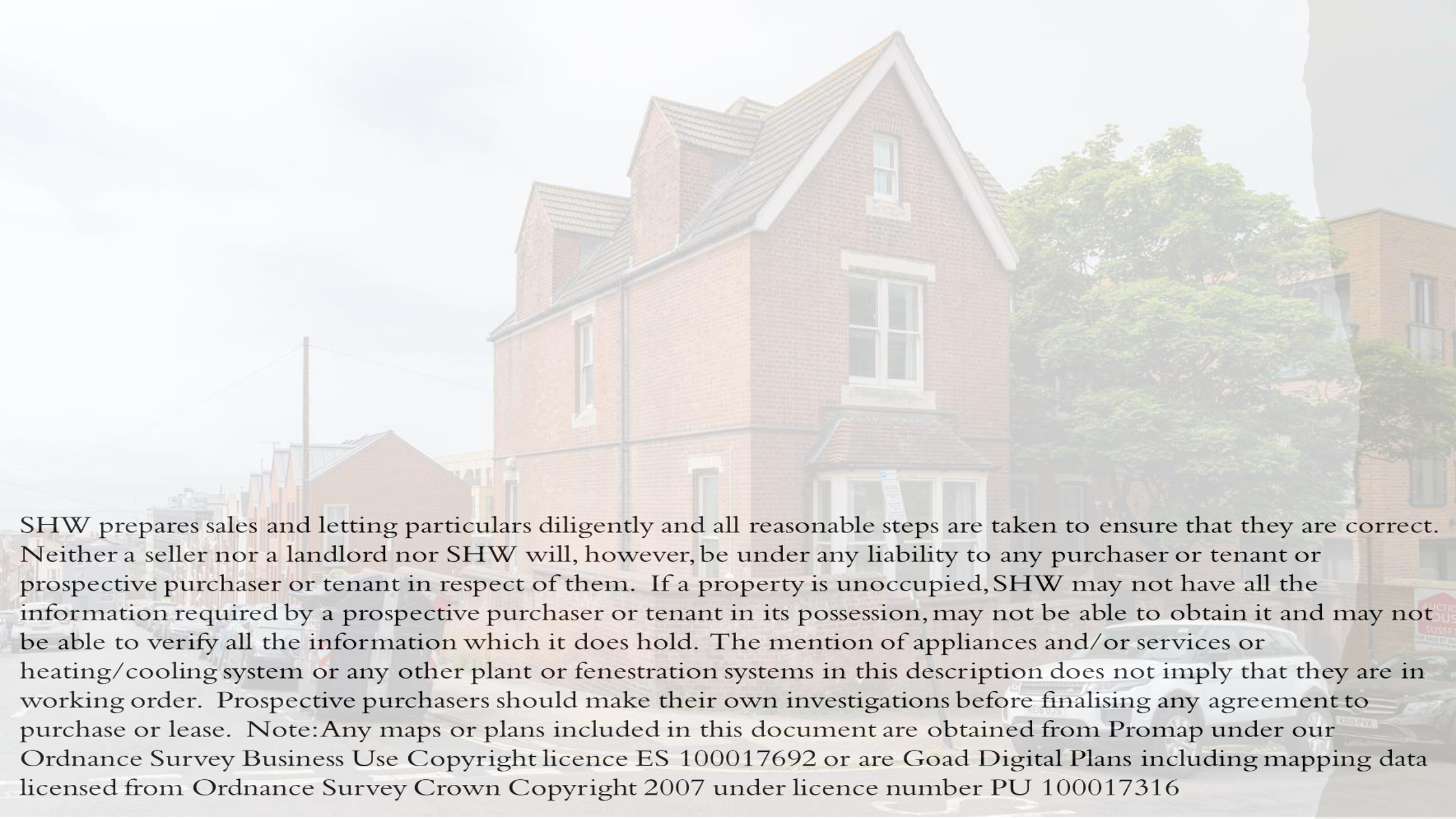
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